

6120-6140
PEACHTREE ST
COMMERCE • CA 90040

Lease Rate:
\$183,303 (\$1.15 PSF) Gross

**±159,394 SF INDUSTRIAL UNIT
FOR LEASE**



CLICK/SCAN TO VIEW

DRONE VIDEO



TEAMCLINE

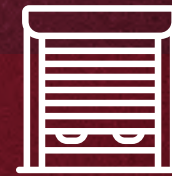




Situated in a prime Commerce location, 6120-6140 Peachtree Street offers $\pm 159,394$ SF of distribution space with 24' clear height, 26 dock-high doors, 2 ground-level doors, and $\pm 12,114$ SF of office, including mezzanine. The facility features 82 parking spaces, rail access, and a spacious yard, making it ideal for high-volume logistics or manufacturing operations.



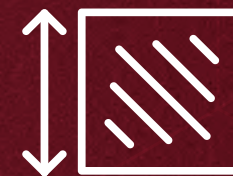
Great for
Warehouse/
Manufacturing



26 Dock High
Loading Positions



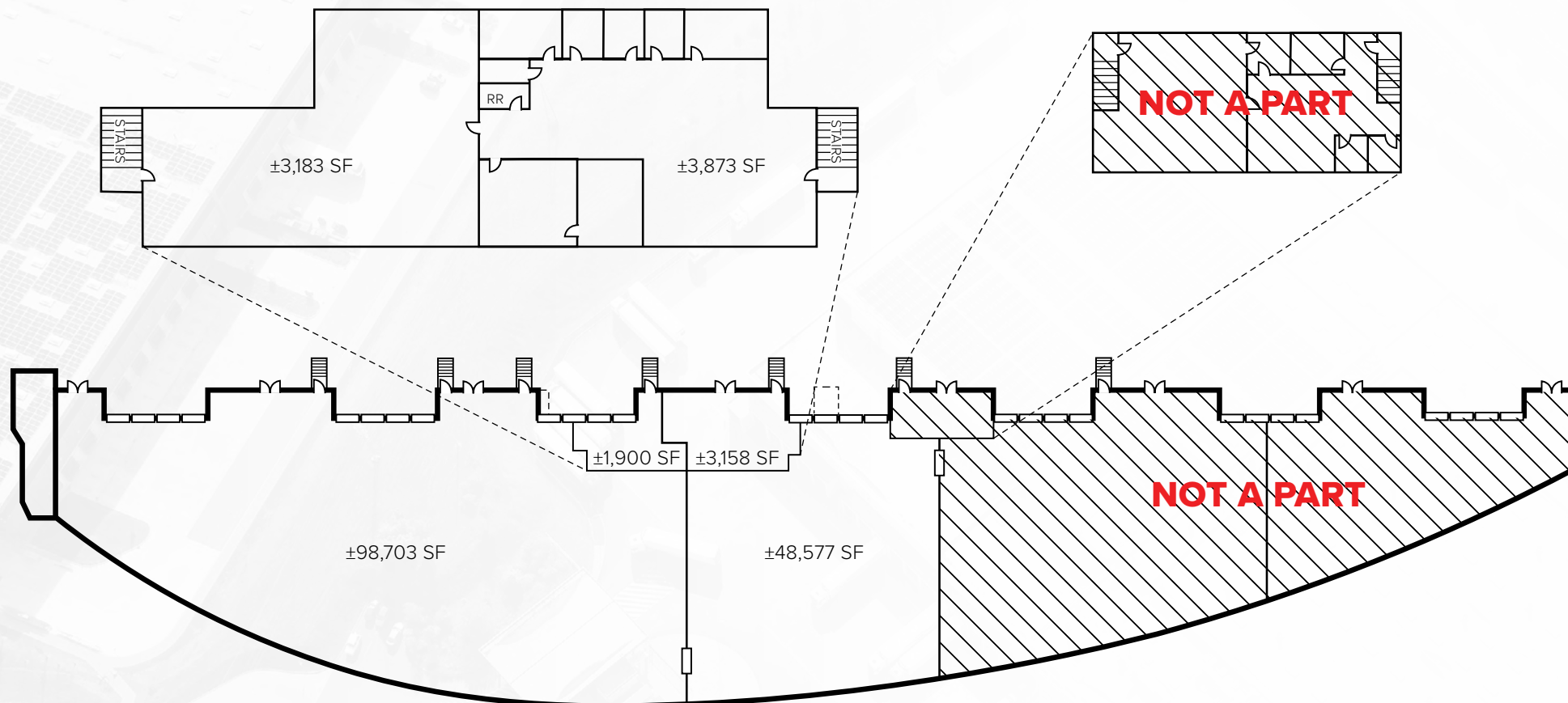
Ground Level
Loading Position



24' Clearance
Height



Huge Power
Potentially 8000+ Amps



Available SF	±159,394 SF	Parking Spaces	82
Minimum SF	±55,608 SF	Clear Height	24'
Prop Lot Size	POL	GL Doors	2
Office Size	±12,114 SF	DH Doors	26
Office Mezzanine	±7,056 SF	Sprinklered	Yes
APNs	6332-021-011	Rail Service	Yes
Zoning	M2CM	Power	A: 400 V: 277/480 Ø: 3 W: 4
Specific Use	Distribution	Term	Acceptable to Owner
Year Built	1974	Possession Date	11/1/25
Construction Type	Tilt-Up	Vacant	No
Restrooms	4	Market/Submarket	Commerce/Vernon
Yard	Yes		



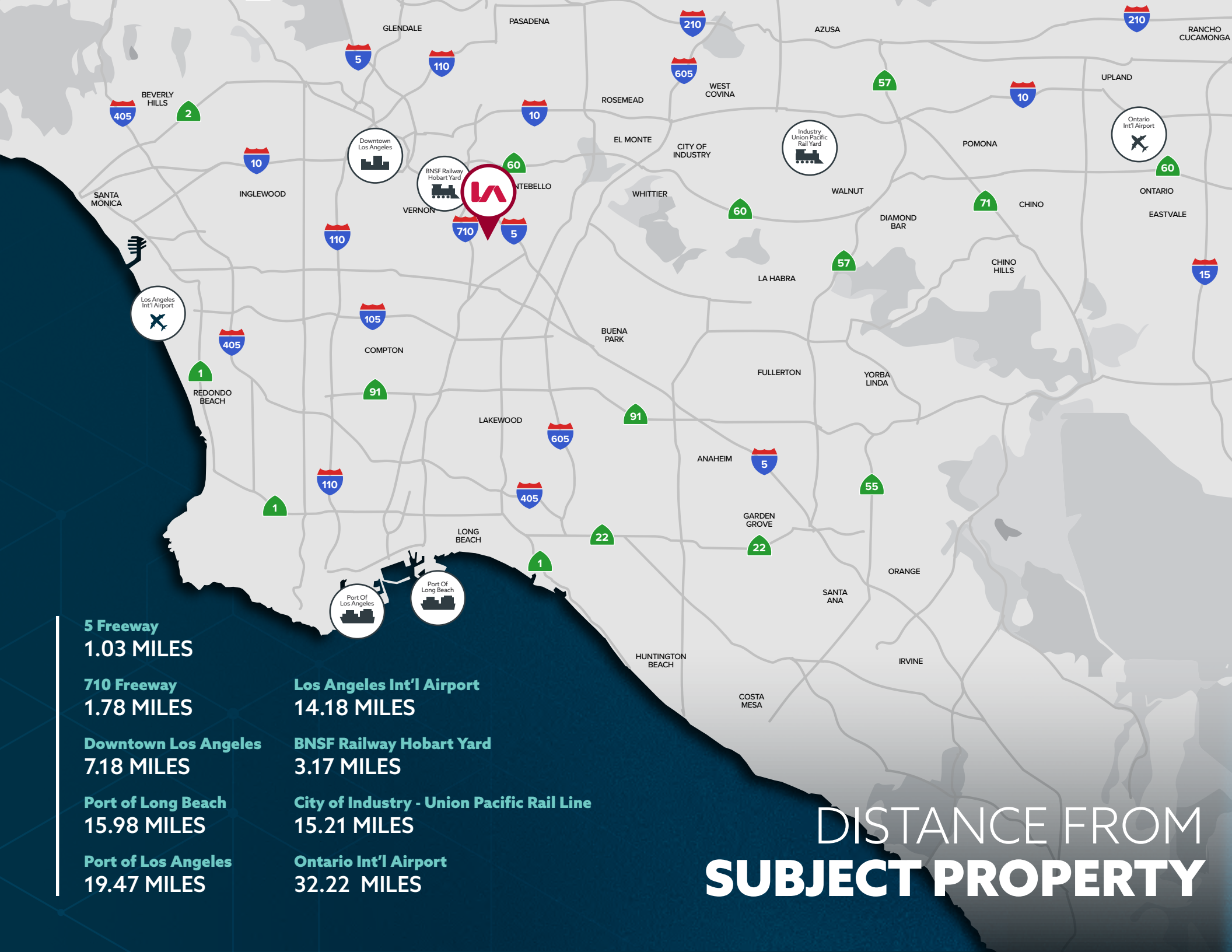
PROPERTY INFORMATION

NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify









5 Freeway
1.03 MILES

710 Freeway
1.78 MILES

Downtown Los Angeles
7.18 MILES

Port of Long Beach
15.98 MILES

Port of Los Angeles
19.47 MILES

Los Angeles Int'l Airport
14.18 MILES

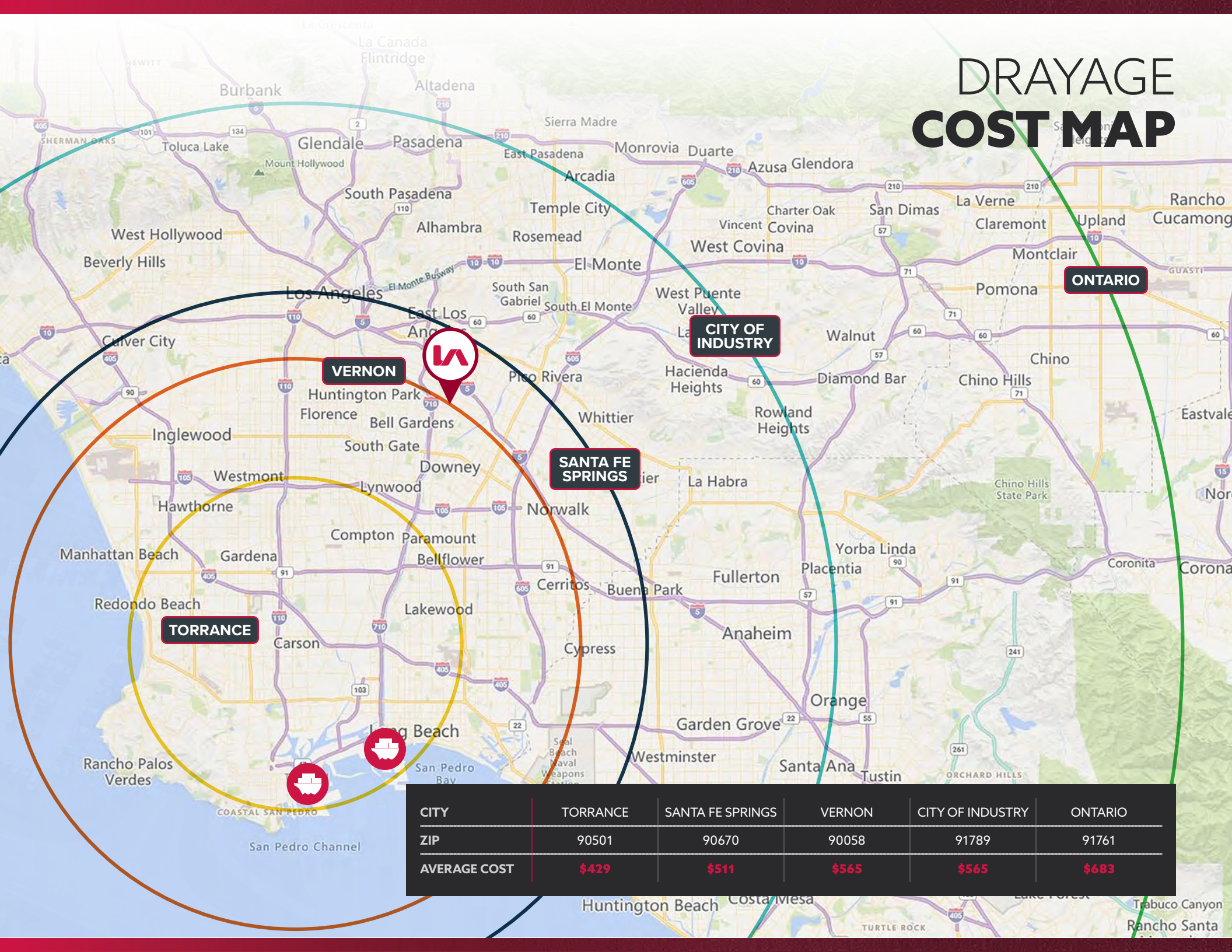
BNSF Railway Hobart Yard
3.17 MILES

City of Industry - Union Pacific Rail Line
15.21 MILES

Ontario Int'l Airport
32.22 MILES

DISTANCE FROM
SUBJECT PROPERTY

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

For More Information,
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.